

**DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
February 22, 2022**

Voting Members

Present: M. Griffith, K. Ashbaugh (staff liaison), M. Jones, A. Schnur, L. Biggs, M. Callahan, M. Tristan, R. Papa, I. Eckersberg, C. Pratt

Staff Present: Brian Zimmerman, Michael Rivera

Others Present:

Presiding Member: L. Biggs

A quorum being present, L. Biggs called the meeting to order at 2:06 p.m.

I. Suspension of the Rules: Members participate electronically or by telephone.

A. Schnur made a motion to suspend the rules to allow members to participate electronically or by telephone, seconded by M. Griffith.

The Committee voted by roll call vote, 9-0, to suspend the rules allowing members to participate electronically or by telephone.

Ayes: M. Griffith, M. Jones, A. Schnur, L. Biggs, M. Callahan, M. Tristan, R. Papa, I. Eckersberg, C. Pratt

Nays:

Abstain:

II. Minutes: February 15, 2022, meeting minutes.

M. Griffith made a motion to approve the February 15, 2022, meeting minutes, seconded by M. Tristan.

The Committee voted by roll call vote of 9-0 to approve the February 15, 2022, meeting minutes.

Ayes: M. Griffith, M. Jones, A. Schnur, L. Biggs, M. Callahan, M. Tristan, R. Papa, I. Eckersberg, C. Pratt

Nays:

Abstained:

III. OLD BUSINESS:

A. 2424 Oakton Street

21ZMJV-0087

Mitch J. Melamed, Aronberg Goldgehn, applicant on behalf of The Salvation Army, requests a Special Use Permit for a Resale Establishment in the C1 Commercial District (Zoning Code Section 6-10-2-3) and the oRD Redevelopment Overlay District (Zoning Code Section 6-15-13-7.5). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5-8 of the Evanston Zoning Code and Ordinance 92-O-21. *Previously considered on January 25, 2022; item was held.*

APPLICATION PRESENTED BY: Mitch J. Melamed, Aronberg Goldgehn, applicant

DISCUSSION:

- Mitch J. Melamed, applicant, cited a letter of support from Alderman Burnett (Chicago) and also a letter of support from Creme de La Creme, a children's daycare that is a neighbor of the Clybourn (Chicago) location of The Salvation Army, which were included in the meeting packet. He said the latter letter specifically states The Salvation Army is a good neighbor, whereas the daycare previously had been against The Salvation Army located next to them.
- Mr. Melamed described the proposed maintenance plan provided by The Salvation Army to address the concerns raised at the January 26, 2022 DAPR meeting. He cited the following:
 - The donation center will be staffed 7 days a week, one hour before and one hour after opening.
 - Motion sensing lights will be installed to turn on if someone attempts to drop off items at the donation bin after hours/at night
 - Cameras will record activity in the area and they will provide recordings to the City Police Department as needed
 - They may add gates if needed to close off access to the area after hour
 - Daily patrol/pick up of the property will occur
 - Signage directing people to please donate during business hours and "keep Evanston clean", or something to that effect, will be installed.
- Mr. Melamed also noted that upper management informed him that bed bugs in Salvation Army stores is "a non-existent issue". He said that there has been one instance of a chair having them and it was disposed of.
- A. Schnur thanked Mr. Melamed for the thoroughness of the responses. She said that she did not think they need to install gates right away as it may deter people from donating at all. She said she would like to wait and see if it becomes necessary.

- A. Schnur said that if they put up a camera and catch someone fly dumping, that The Salvation Army would have to actually call the Police Department as the complainant for the City to actually prosecute the issue.
- Mr. Melamed acknowledged this and said that they likely will not do this unless it becomes necessary with a repeat offender.
- B. Zimmerman asked for clarification about what they meant regarding “patrolling the area daily”. He asked if that meant once a day or more frequently.
- Mr. Melamed said the frequency would be determined as needed. He said that they also plan to increase residential pick up also to mitigate people just dumping.
- B. Zimmerman asked for details about residential pick up and if they plan to go to individual residences.
- Mr. Melamed said they have a call in system to go pick up items from residences.
- B. Zimmerman said the residential pick up might conflict with some of the City policies so they will need to discuss that further.
- Mr. Melamed said they would work with the City.
- K. Ashbaugh said that a condition of approval should be an annual or biennial review of the operations of the facility. She also asked to determine if gates are in fact necessary.
- L. Biggs said she did not want the gates to become an actual source of needed maintenance and agreed with A. Schnur to not require the gates right now. She agreed that a meeting annually to talk through any issues would also be a good idea.

A. Schnur made a motion to recommend approval to the Land Use Commission, with the conditions below, seconded by M. Jones:

- 1. That The Salvation Army staff the drop off area as stated in the Proposed Maintenance Plan included in the 2/22/2022 DAPR Committee meeting materials;**
- 2. That a security camera be installed to monitor the drop off area during off-hours and The Salvation Army work with the City Police Department to manage any fly dumping;**
- 3. That The Salvation Army be responsible for the pickup of litter, debris and other materials within 250 feet of the property; and**
- 4. That the use be reviewed 12 months following approval and every 24 months thereafter.**

The Committee voted 9-0 by roll call vote to recommend approval to the Land Use Commission, with the aforementioned conditions.

Ayes: M. Griffith, M. Jones, A. Schnur, L. Biggs, M. Callahan, M. Tristan, R. Papa, I. Eckersberg, C. Pratt

Nays:

Abstained:

- L. Biggs asked when the Land Use Commission would consider this item.
 - K. Ashbaugh said that the Land Use Commission would consider this on March 9th at 7:00 pm via Zoom.
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Adjournment

A. Schnur made a motion to adjourn, seconded by M. Griffith. The Committee voted by voice vote, 9-0, to adjourn. The Committee adjourned at 2:31 p.m.

Ayes: M. Griffith, M. Jones, A. Schnur, L. Biggs, M. Callahan, M. Tristan, R. Papa, I. Eckersberg, C. Pratt

Nays:

Abstained:

Respectfully submitted,
Katie Ashbaugh, AICP, Planner